

5/24/10 4:13:41  
DK W BK 634 PG 149  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**INDEXING INSTRUCTIONS:**

LOT 8, SECTION A, KENTWOOD S/D, SECTION 3, T-2-S, R-8-W, DESOTO COUNTY, MISSISSIPPI

PA 39 PGS 4-5

**PREPARED BY:**

DAVID K. MCGOWAN, ATTORNEY AT LAW  
1845 CRANE RIDGE DR., JACKSON, MS 39216  
TELEPHONE: (601) 982-8504  
MSB #2619  
FATD-2014

**GRANTOR(S):**

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 INTERNATIONAL PARKWAY STE 1000  
DALLAS, TX 75254  
TELEPHONE: (972) 773-7551

**RETURN TO:**

FIRST AMERICAN TITLE INSURANCE CO.  
4780 I-55 N. STE. 400, JACKSON, MS 39211  
TELEPHONE: (601) 366-1222

FILE NO. 2218-2294653

After recording, return to:

Select Title & Escrow, LLC

7145 Swinnea Road, Suite 1

Southaven, MS 38671

(662) 349-3930

**GRANTEE(S):**

LARRY CARMON  
PHYLLIS CARMON

ADDRESS: 6511 Firefly Cove

Walls MS 38680

TELEPHONE: 901 238 7132

662 404 4104

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Federal National Mortgage Association**, does hereby sell, convey and warrant specially unto **Larry Carmon and Phyllis Carmon**, as joint tenants with full rights of survivorship and not as tenants in common, the following described property situated in DESOTO County, Mississippi, being more particularly described herein, to wit:

LOT 8, SECTION A, KENTWOOD SUBDIVISION, AS SITUATED IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGES 4-5, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

MORE COMMONLY KNOWN AS: 2830 Brachton Cove West, Horn Lake, MS 38637

THIS CONVEYANCE and the warranty hereof are made subject to all building restrictions, restrictive covenants, easements, rights of way, and mineral reservations of record, if any, pertaining to the above described property.

IT IS AGREED AND UNDERSTOOD that the ad valorem taxes for the current year have been prorated as of this date on an estimated basis or actual taxes from the previous year and that the prorations are final and any difference will not be adjusted by the Seller after closing.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, its heirs or assigns forever, subject to, and excepting, current taxes and other assessments reservations in patents, and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. GRANTOR does hereby bind itself and its successor and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, through, or under GRANTOR, but not otherwise.

GRANTEE HEREIN SHALL BE prohibited from conveying captioned property to a bonafide purchaser for value for a sales price greater than \$56,250.00 for a period of three months from the date of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principal amount greater than \$56,250.00 for a period of three months from the date of this deed. These restrictions shall run with the land and are not personal to grantee. This restriction shall terminate immediately upon conveyance at any foreclosure sale related to a mortgage or deed of trust.

WITNESS MY SIGNATURE this the 20<sup>th</sup> day of May, 2010.



STATE OF TX

COUNTY OF Dallas

Federal National Mortgage Association

BY: [Signature]

Name & Title: Chrissy Wilson

Assistant Vice President

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this \_\_\_\_ day of \_\_\_\_\_, 2010, within my jurisdiction, the within named Chrissy Wilson who acknowledged that (he)(she) is Assistant Vice President of Federal National Mortgage Association and that for and on behalf of Federal National Mortgage Association, and its act and deed (he)(she) executed the above and forgoing instrument, after having first been duly authorized so to do.

Notary Public [Signature]

My Commission Expires:

(Affix official seal, if applicable)

